

General Summary



The InServ Group

17940 Interstate 30
Benton, AR 72019
501 749-7727

Customer
Ashley Graves

Address
219 S Ash
Malvern AR 72104

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior Grounds

1.0 GRADING AND DRAINAGE

Repair or Replace



There is a negative slope at the exterior right side (facing front) that can contribute to water intrusion to crawlspace. I recommend monitoring during heavy rain and correcting landscape to drain water away from home if necessary.

1.3 VEGETATION

Repair or Replace




The tree limbs that are in contact with roof or hanging near roof should be trimmed. Limbs can cause damage to shingles and exterior siding. There may be existing damage in these areas (not visible for inspection). I recommend correction using a qualified person.

All vegetation should be cut back at least one foot from exterior siding. Vegetation on or near siding can aid fungus growth and accelerate siding decay. Exterior of home could not be inspected in the areas where vegetation blocked visibility. I recommend correct as needed using a qualified person.

2. Exterior Sidings and Components


2.0 WALL SIDEING, FLASHING, AND TRIM

Inspected, Repair or Replace

-  The wood trim is peeling paint at exterior in several areas. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.

2.1 EXTERIOR ENTRY DOORS (Steps and Landings)


Repair or Replace

-  The hand/guard rail is damaged for the steps at the exterior rear of home. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

3. Structural Components


3.1 FLOORS (Structural)

Inspected, Monitor or Maintenance, Repair or Replace

-  The floor structure appears weak around the bathroom toilet. I recommend further evaluation and correction if needed.


3.2 WALLS (Structural)

Monitor or Maintenance, Repair or Replace

-  The brick wall at the exterior right side facing front is missing mortar. This can allow the system to fail if not corrected. I recommend correction as needed using a qualified person.



3.3 COLUMNS OR PIERS

Monitor or Maintenance, Repair or Replace

-  Cement or Cinder blocks have been installed in crawl space to help stabilize the floor structure. Using dry stacked cement blocks in crawl spaces is not uncommon in older homes but this method does not comply with current building standards for structural repairs/improvements. The open voids (cells) in the blocks are not designed to maintain/support a load. In order to provide proper support the hollow cells on blocks are to be aligned vertically and have a proper footer. Many qualified contractors would consider this a "temporary" repair. I recommend further inspection and correction using a qualified contractor.

3.5 ROOF STRUCTURE AND ATTIC


Inspected, Monitor or Maintenance, Repair or Replace

-  (1) The rafters appear to be under-sized or span is too far. The support for rafters is nailed into side of rafters and does not directly support rafters from underneath. Collar ties are missing from system. Some reinforcement may be needed to help maintain the stability of roofing system. For this reason, I recommend you contact a structural engineer or qualified contractor for a second opinion or correction as needed.
-  (2) There is an abandoned chimney in the attic towards the front of home in the attic. Structure appears stable. I recommend to remove as desired.

4. Roofing

4.0 ROOF COVERINGS

Inspected, Monitor or Maintenance

-  The shingles on this roof are in the condition of shingles that are near 10 years. The life expectancy for this type of shingle is 20 years.

The shingles appear to be installed over wood shingles and not a sheathing deck. In order to properly replace the shingles the wood shingles (if present) should be removed and a proper sheathing deck installed.

4.4 ROOF PENETRATIONS

Repair or Replace



The plumbing vent pipes (through roof) vent flashing collar is cracked or damaged on the roof. This area can leak if not corrected. A qualified roofing contractor should inspect further and correct as needed. (All damaged boots may not be included in photos.)

5. Plumbing System



5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected, Monitor or Maintenance, Repair or Replace



Due to water "off" at time of inspection plumbing fixtures were not inspected for function. There is visible rusting in bathroom sink. I recommend to repair or replace as needed or desired.

5.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Monitor or Maintenance, Repair or Replace



The plumbing vent pipe for kitchen should extend through roof for proper venting. It currently rest on the roofing at the rear of home creating a dam for leaves and debris on roof. I recommend a qualified contractor repair as needed.

5.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace



(1) The natural gas water heater is in the utility room. The unit is near 14 years old. The life expectancy for this type of water heater is 8-12 years. This is for your information.



(2) The water heater leak water catch pan is missing. Should leaking develop at water heater it could also damage floor and wall finishes. A qualified person should repair as necessary.



(3) There was active leaking at the water heater at time of inspection. I recommend to repair or replace using a qualified plumber.

5.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Not Inspected, Repair or Replace



The natural gas line shut-off valve is missing a cap and can be turned on inadvertently at the range location in the kitchen. This is a safety issue and should be repaired. Please follow through to make sure the work is completed

6. Electrical System



6.2 SERVICE EQUIPMENT AND DOWNSTREAM PANELS

Repair or Replace



(1) Electrical was turned "off" at time of inspection. A lot of the electrical is original to home. Due to age of electrical system and the advances in safety features since this system was installed, I recommend a qualified licensed electrician evaluate whole system and make repairs and upgrades as needed.



(2) I could not see the ground wire to ground rod connection. The connection is behind conduit or underground.

6.5 GROUND FAULT CIRCUIT INTERRUPTERS

Not Inspected



There were no Ground Fault Circuit Interrupter (GFCI) outlets found at entire house. GFCI outlets should be located at exterior, bathrooms, all kitchen countertops, garage outlets, six foot of most interior plumbing, unfinished basements, and crawlspaces. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

8. Heating System



8.0 HEATING EQUIPMENT

Not Inspected, Monitor or Maintenance



The natural gas central heating equipment appears beyond its life expectancy. This type of furnace has a typical life expectancy of 15-18 years. Heating equipment has considerable rusting at burn chamber. Heat exchangers are located inside the housing of units and are not readily accessible for inspection. I recommend further evaluation by a HVAC contractor. Replacement is likely needed.

8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Not Inspected



A Level 2 inspection by a qualified chimney sweep is recommended when a new property owner takes possession of a home. I do not inspect the fireplace or the design to determine if your fireplace is in good working condition and has a proper air draw due to time constraints.

For more information on fireplace inspections you may want to check out this web site.

[CISA Chimney Inspection](#)

8.6 GAS/LP FIRELOGS, FIREPLACES, AND STOVES

Repair or Replace



The gas stove at hall bathroom is not considered safe for use by most qualified tradesmen. I recommend removal or disconnection of heat source. This unit was not inspected.

9. Interiors

9.0 WALLS, CEILINGS, AND FLOORS

Monitor or Maintenance, Repair or Replace



Signs of fungi growth are present on walls in the hallway bathroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.